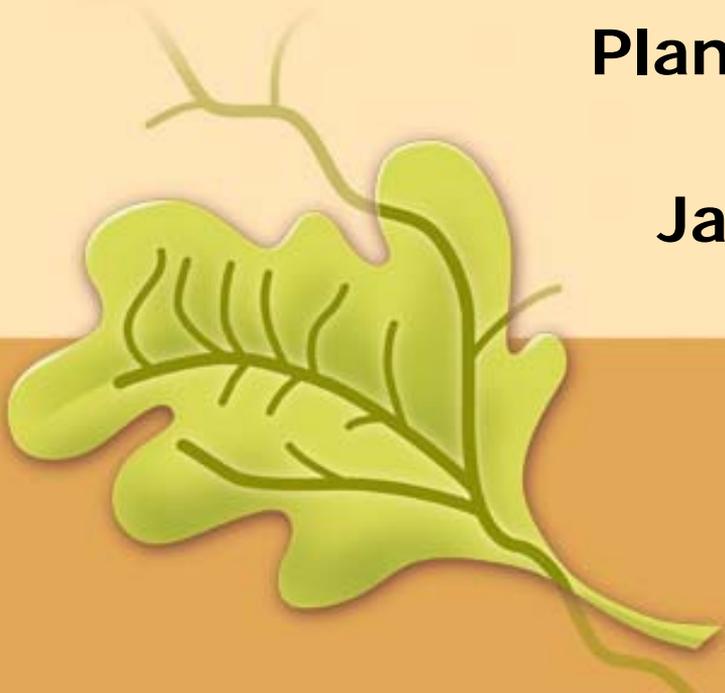


# Comprehensive Plan

**Joint Work Session  
City Council  
and  
Planning Commission**

**January 10, 2008**



**PLANNING Raleigh 2030**

# What Do You Hope The New Comp Plan Will Achieve? *(your questionnaire responses)*

## Inspire With Bold Ideas

- Inspire confidence – be long-lasting
- Be visionary to address the Raleigh of tomorrow
- Include “big ideas” that help shape development that has a lasting positive impact
- Have widespread support



# What Do You Hope The New Comp Plan Will Achieve? *(Continued)*

## Facilitate Placemaking and Sustainability

- Focus on pedestrian scale
- Respect current neighborhoods
- Address infill
- Help Raleigh become more urban in certain areas
- Address gateway corridor development
- Provide guidance on transit and transit oriented development



# What Do You Hope The New Comp Plan Will Achieve? *(Continued)*

## Provide More Predictability About Land Use

- **Be a predictable guide** for residents and developers about what type of development is allowed or encouraged
- Address sprawl
- Address orderly growth
- Be followed by an update of the zoning regulations



# What Do You Hope The New Comp Plan Will Achieve? *(November public workshops)*

- Invest in transportation and transit
  - Provide a multi-modal future for Raleigh
  - Link transportation and land use
- Manage growth better
  - Focus more on making infill development work than on greenfield development
  - Preserve and promote distinctive neighborhood character
  - Improve coordination between land use and infrastructure
- Plan for an equitable city
  - Address the need for affordable housing
  - Promote racial and economic equity – sharing the benefits of growth citywide
- More regional cooperation
- Environmental sustainability
- Implementation – update of zoning regulations, ties to capital investments



# What Do You Hope The New Comp Plan Will Achieve? *(Discussion)*

- Inspire With Bold Ideas
- Facilitate Placemaking
- Provide More Predictability
  
- **What else would you add?**
- **What additional priorities do you have?**



# Identify The Most Challenging Planning Issues That You've Encountered

*(your questionnaire responses)*

## Infill

- How do we continue to grow as a city that wants to become more dense?
- Striking a balance between concerns of adjacent property owners to more compact and mixed use infill/redevelopment and the desire to create a more efficient urban form



# Identify The Most Challenging Planning Issues That You've Encountered *(Continued)*

## Shaping Urban Development Patterns

- Equity in the development and location of affordable housing and group homes
- Lack of flexibility in downtown projects (suburban standards)
- Too much parking
- Coordination of capital investment and land use
- Mixed use is difficult to implement
- Uncontrolled, poor growth – e.g., Capital Blvd.



# Identify The Most Challenging Planning Issues That You've Encountered *(Continued)*

## Plan Effectiveness

- Having a plan that works to guide development
  - “what is the best way to develop adjacent properties consistent with an overall plan when only limited parcels are under development”
- When Comp Plan recommendations are different that what is actually on the ground or what is realistic
- Coordination among goals and objectives – economic development, environment, transportation, etc.
- Lack of predictability/consistency
- Comp Plan that is contradicted by zoning



# Identify The Most Challenging Planning Issues That You've Encountered *(Continued)*

## Regional Cooperation and Balanced Growth

- What good does it do if we stop growth at the fringe if every other community in our area has their doors wide open?



# Identify The Most Challenging Planning Issues That You've Encountered *(Continued)*

## Planning Capacity

- Need for more planning staff for current planning, research, education and outreach
- Need better web-based information and tools
- Planning Commission has little time devoted to other planning activities besides development application review



# Identify The Most Challenging Planning Issues That You've Encountered *(Discussion)*

- Infill
- Shaping Urban Development Patterns
- Plan Effectiveness
- Regional Cooperation and Balanced Growth
- Planning Capacity
  
- **Other thoughts?**



# On What Issues, Would You Like To Have Additional Planning Guidance?

*(your questionnaire responses)*

## Urban Form and Community Building

- Alternatives to and limitations on sprawl
- Quality infill
- Height expectations
- Coordination of land use and transit/transportation
- Strategies to address gentrification
- Strategies to protect neighborhoods/communities



# On What Issues, Would You Like To Have Additional Planning Guidance? *(Continued)*

## Quality Development

- Encouragement of quality development in Southeast and Southwest Raleigh
- Encouragement of quality development along our gateway corridors (Capital, Hillsborough, New Bern).
- Elevate the quality of the built environment in a way that positively affects the economics of our area.

## Stormwater Management



# On What Issues, Would You Like To Have Additional Planning Guidance? *(Discussion)*

- Urban Form and Community Building
- Quality Development
- Stormwater Management
  
- **Other thoughts?**



# What Strategies Do You Want to Learn More About? *(your questionnaire responses)*

- Inclusionary housing
- Empowerment zones
- Neighborhood preservation
- Form-based codes
- “Smart Code”
- Incentives for sustainability, walkability, mixed-use, and other best practices
- **Others?**



# What Aspects of the Current Plan Are Most Useful? *(your questionnaire responses)*

- Useful guide for zoning cases
- Small area plans area specific
- Helpful with city infrastructure
- Maps that help all to understand the long range growth goals of the city
- Urban Design Guidelines
- It's outlived its usefulness
- ***Others?***



# What Are the Weaknesses of the Plan?

*(your questionnaire responses)*

## Does Not Provide an Effective Guide

- Too much sprawl allowed, encouraged; Auto-oriented
- No overall vision / elements are not inter-related
- Mixed-use is hard to accomplish
- Does not address building or site form issues adequately
- Contradictions with zoning
- Confusing to public and developers; sometimes contradictory
- Ignored in the past when making development decisions
- Complicated structure – elements, district plans, the small area plans
- It's simply outdated
- ***Others?***



# What Questions Do You Have About Managing Development?

*(your questionnaire responses)*

## Environmental Sustainability

- How can we integrate incentives for sustainability?
- How should we integrate and address the many aspects of sustainability: economic, environmental, cultural, land use . . . .
- Managing water resources



# What Questions Do You Have About Managing Development? *(Continued)*

## Managing Growth – At the Macro Scale

- How to be more urban
- How to gain more regional cooperation on growth management, transportation, and water resources
- How to better address multi-modal transportation needs
- We also need to focus on encouraging transit oriented or transit ready development.
- How to address traffic congestion
- Where new growth will be?



# What Questions Do You Have About Managing Development? *(Continued)*

## Managing Growth – At the Smaller Scale

- What is the best way to develop adjacent properties consistent with an overall plan when only limited parcels are under development?
- How do we address building and site form?
- How do we stop making the same mistakes which led to Capital Boulevard?



# What Questions Do You Have About Managing Development? *(Discussion)*

- Environmental Sustainability
- Managing Growth – At the Macro Scale
- Managing Growth – At the Smaller Scale
- *Others?*



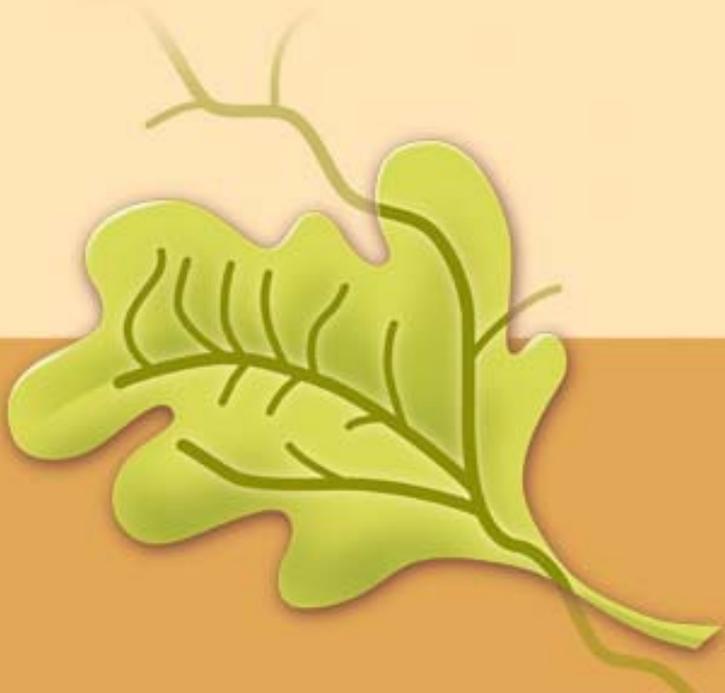
# Observations

- General agreement on **the need for a better policy guide** and tools to guide development and community building
- Comp Plan needs overarching goals, continued widespread participation and **big ideas to have the “power of persuasion”**
- Comp Plan needs to **better define where growth is desired** and **where conservation is the primary goal.**
- Future land use map can provide **more predictability**
- **Implementation chapter needed** – defines what needs to be done – who, what, when





# Reference Maps



PLANNING **Raleigh** 2030

# City of Raleigh

## Zoning Map

### Zoning Districts

AP
CM
RR
R-2
R-4
SP R-6
R-8
M1
R-10
R-15
R-20
SP R-30
R-30
R-35
OS-1
OS-2
OS-3
OC
MB
R-33
TD
RD-1
RD-2

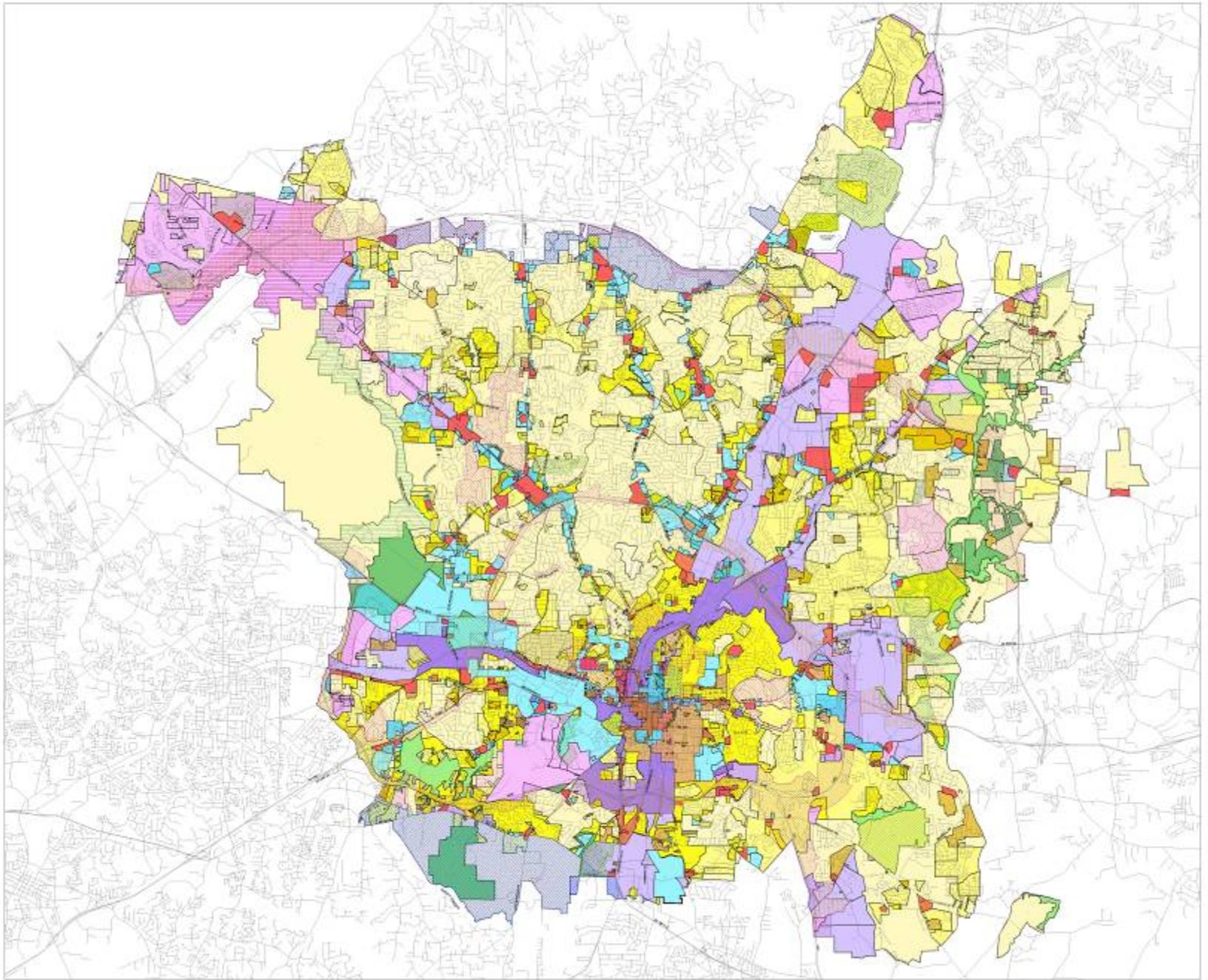
### Overlay Districts

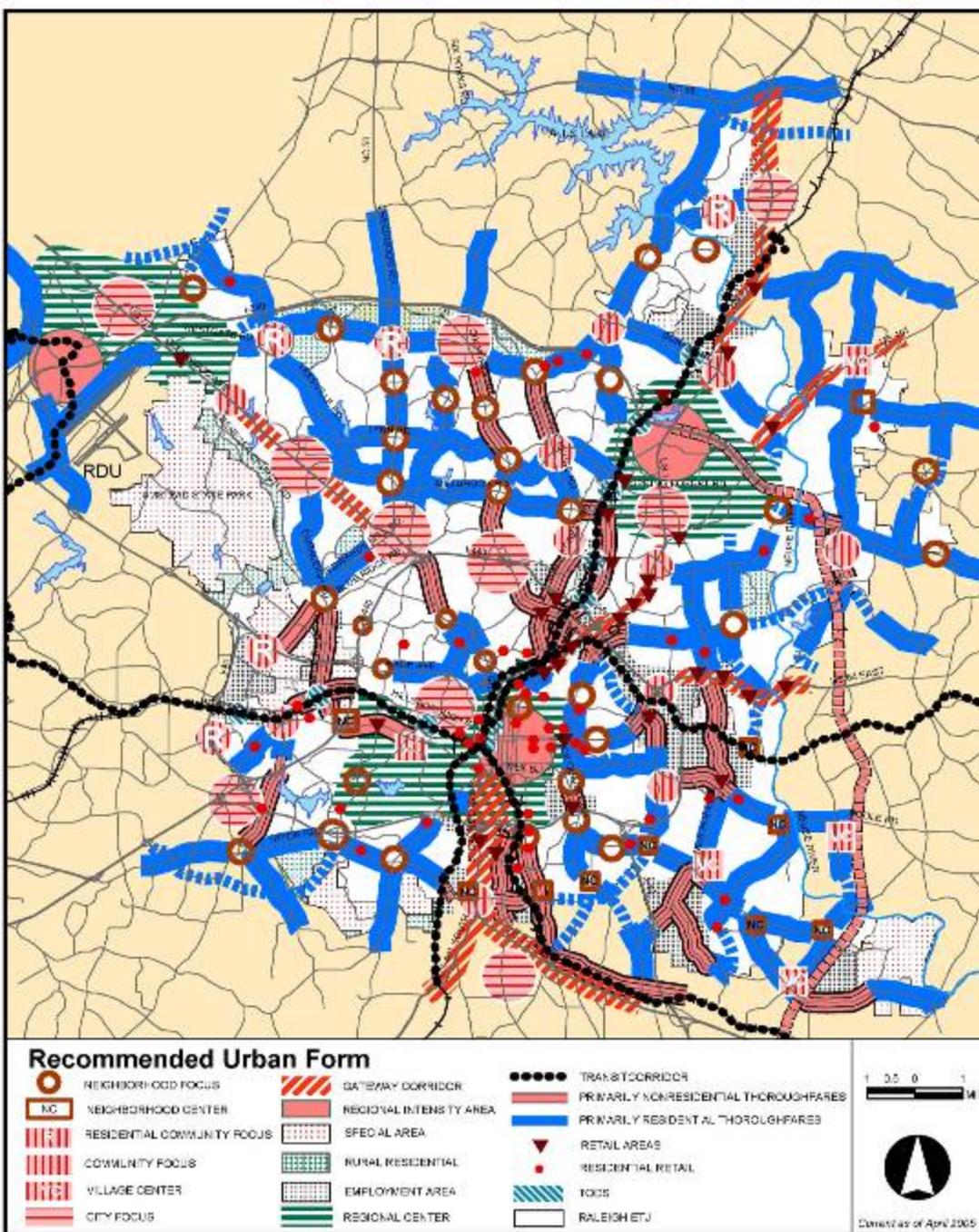
OD
OCB
NCB
MFCB
WCDB
RESD
RGD
SHGD-1
SHGD-2
SHGD-3
SHGD-4
APCD

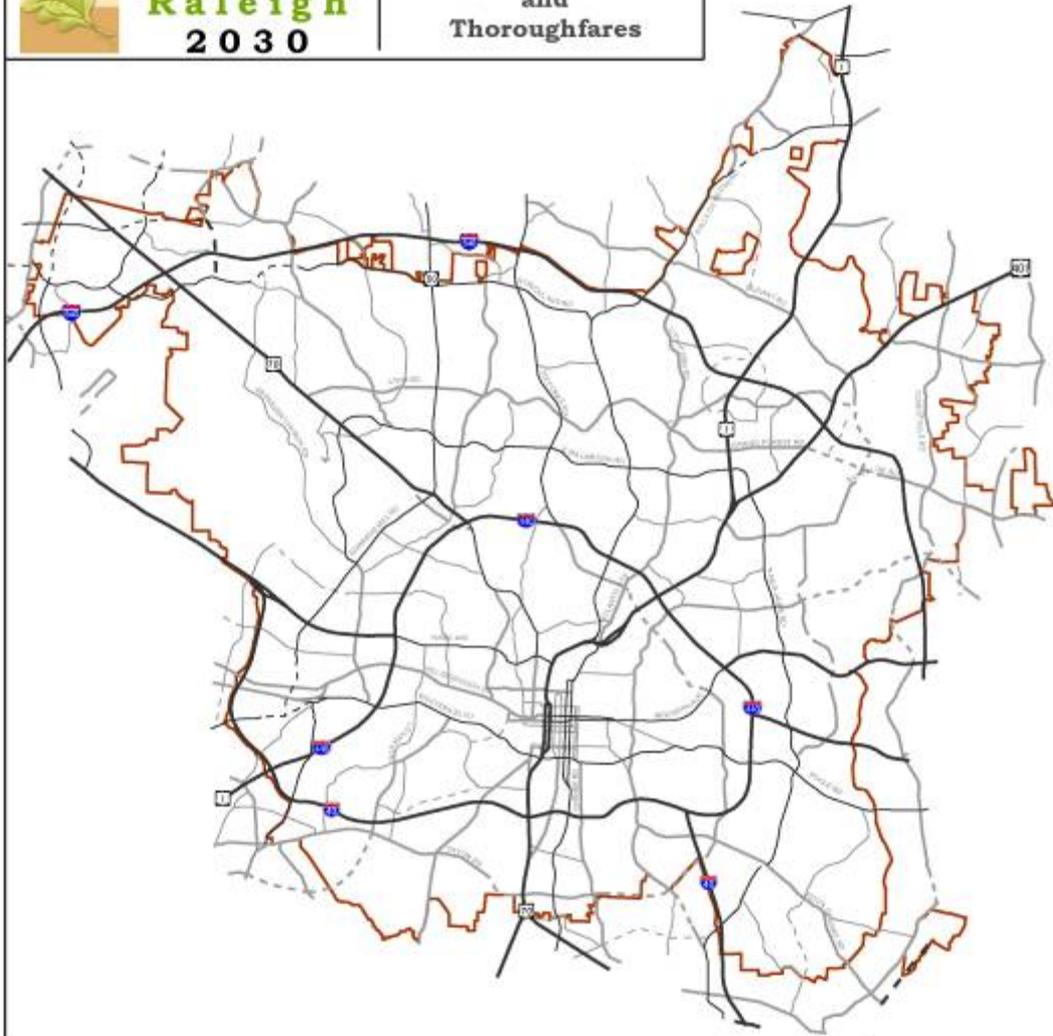
Effective as of 10/1/99



City of Raleigh Planning and Zoning Department  
1000 West Hargett Street, Suite 200  
Raleigh, NC 27601  
Phone: 919.977.2200  
Fax: 919.977.2201  
www.raleighnc.gov







- |                                  |                                  |
|----------------------------------|----------------------------------|
| — Primary Arterials              | — Major Thoroughfares            |
| — Secondary Arterials            | — Minor Thoroughfares            |
| - - Proposed Primary Arterials   | - - Proposed Major Thoroughfares |
| - - Proposed Secondary Arterials | - - Proposed Minor Thoroughfares |

**BASE MAP LAYERS**

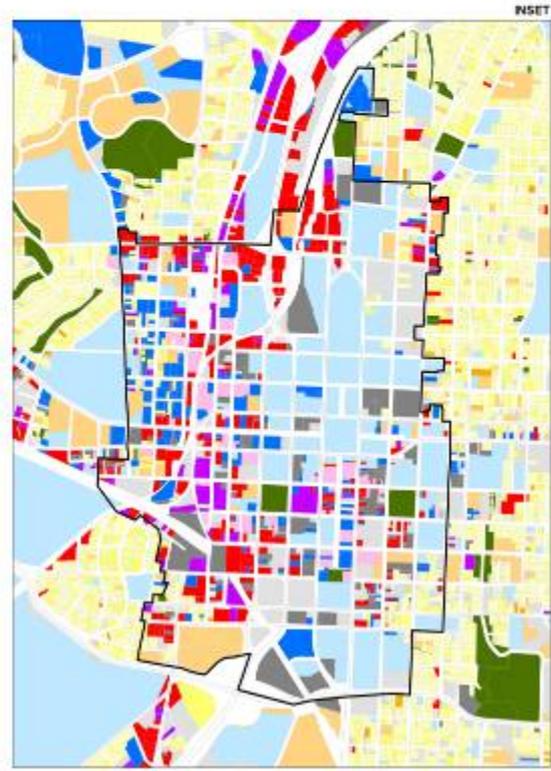
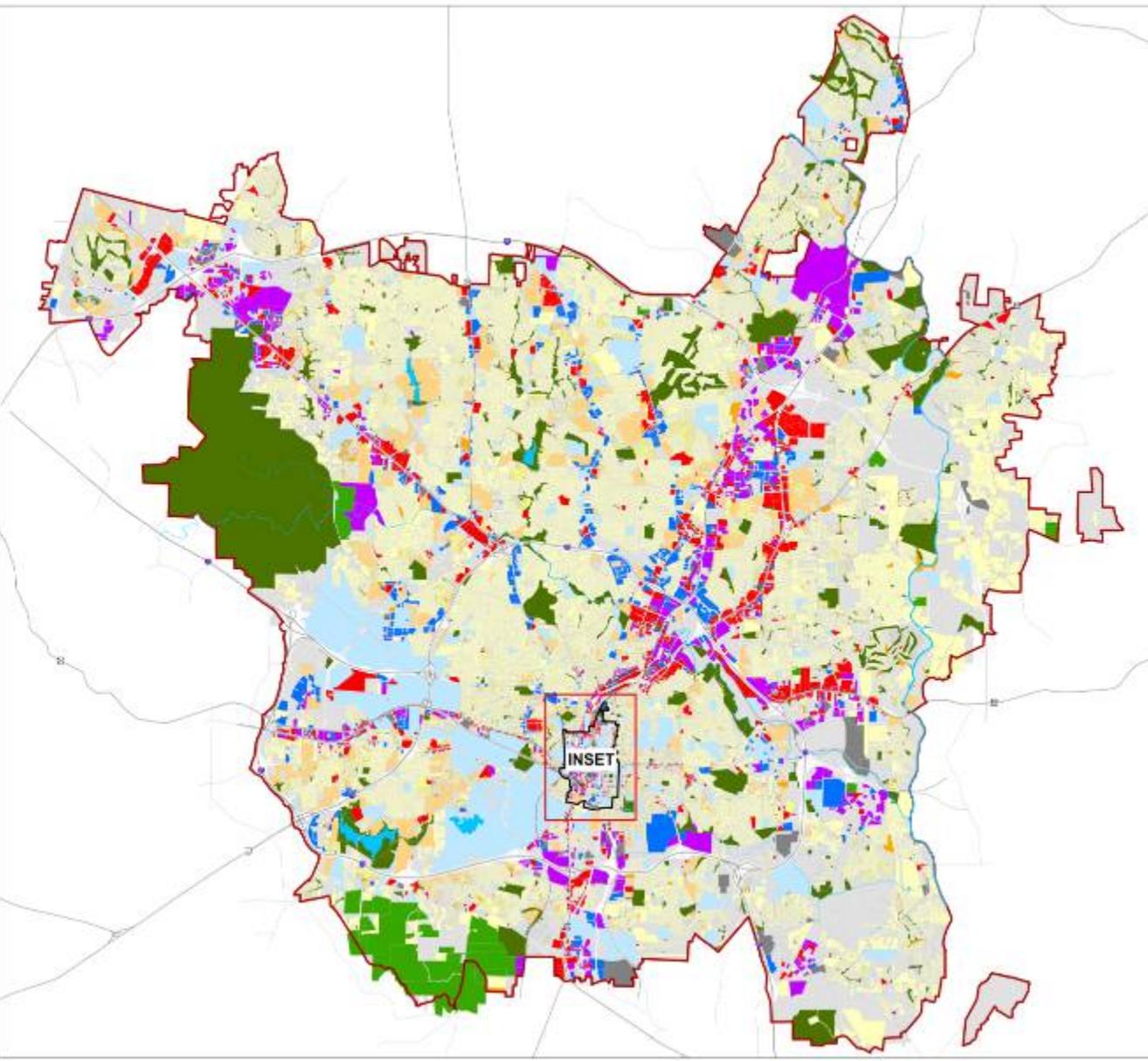
- Extra-Territorial Jurisdiction
- Highway
- Major Streets

1 inch equals 2.5 miles



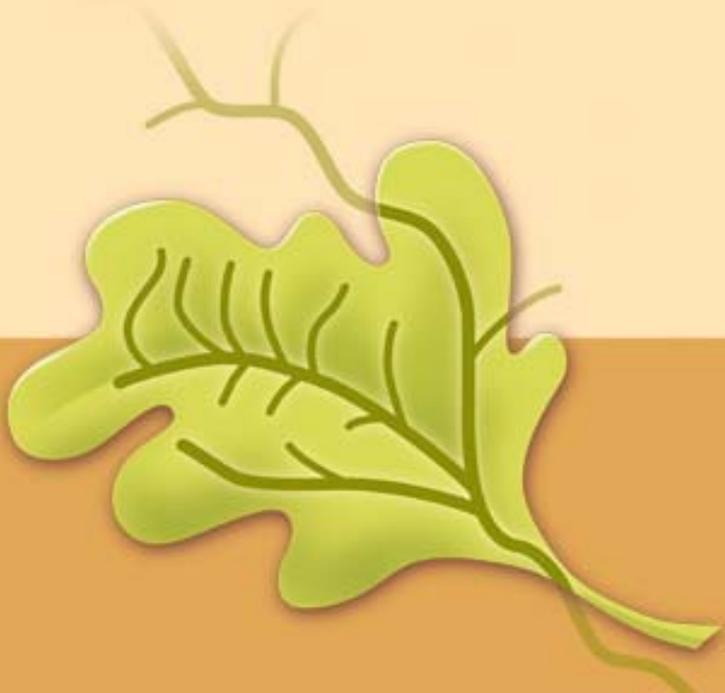
# EXISTING LAND USE

Derived from November 2007 IRIS and Wake County Data

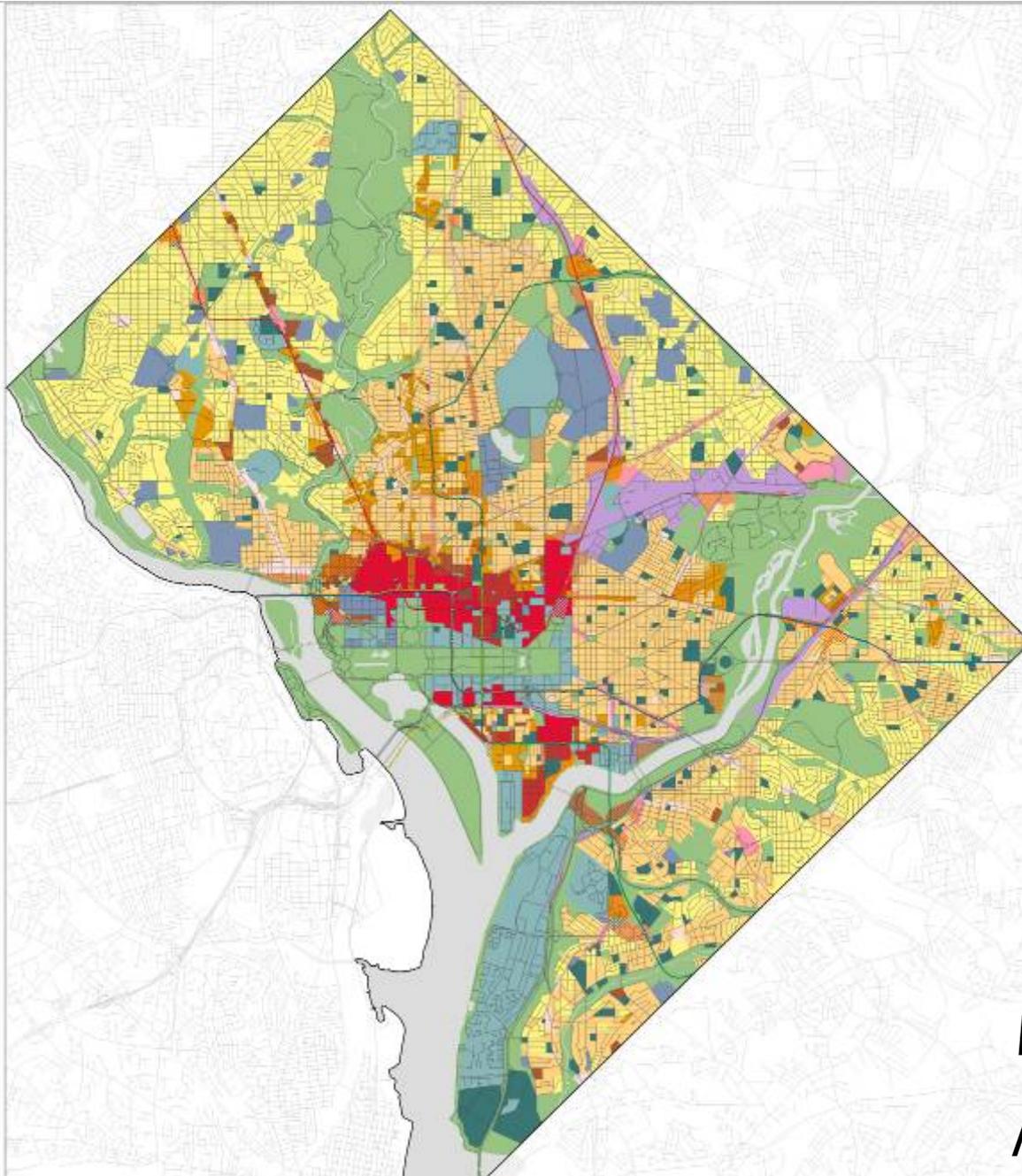




## Other City Models



PLANNING **Raleigh** 2030



*Washington, DC  
Future Land Use*

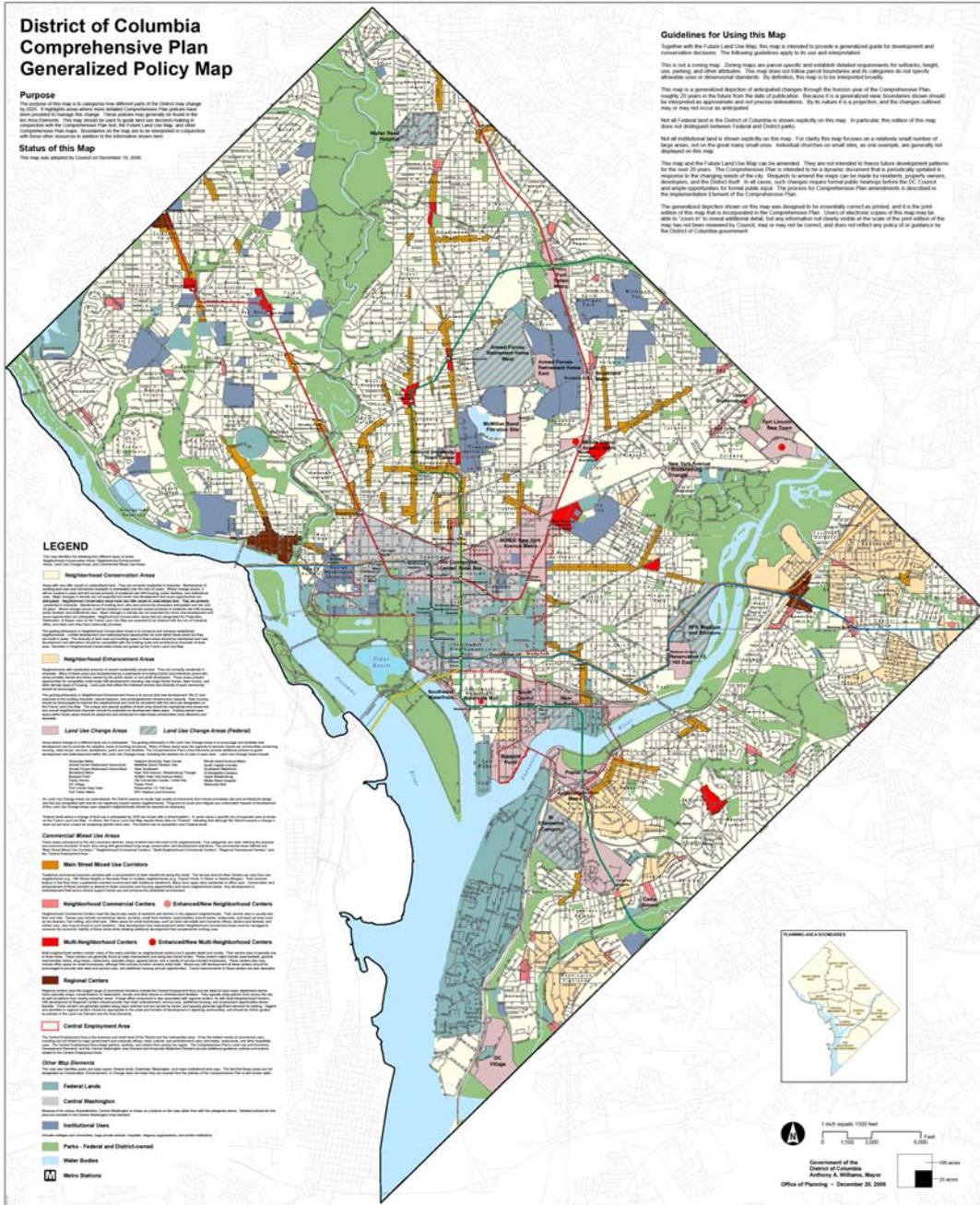


# District of Columbia Comprehensive Plan Generalized Policy Map

**Purpose**  
The purpose of this map is to delineate the different parts of the District that change the way they are used and to provide a general guide for development and conservation decisions. This map shows the different parts of the District that change the way they are used and to provide a general guide for development and conservation decisions.

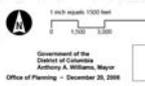
**Status of this Map**  
This map was adopted by Council on October 10, 2008.

**Guidelines for Using this Map**  
Together with the Future Land Use Map, this map is intended to provide a generalized guide for development and conservation decisions. The following guidelines apply to its use and interpretation:  
This is a general guide. Planning maps are general guides and not detailed design documents for streets, height, use, parking, and other attributes. This map does not follow parcel boundaries and its categories do not specify individual lots or dimensional guidelines. To determine the map's intent, see the accompanying text.  
This map is a generalized depiction of anticipated changes through the horizon year of the Comprehensive Plan, roughly 20 years in the future from the date of publication. Because it is a generalized map, boundaries shown should be considered as approximate and of general interpretation. In its nature it is a projection, and the changes reflected are not intended to be exact.  
Not all Federal land in the District of Columbia is shown explicitly on this map. In particular, the portion of this map that shows Federal land is not intended to be a complete list of all Federal land in the District of Columbia.  
This map and the Future Land Use Map can be amended. They are not intended to freeze future development patterns for the next 20 years. The Comprehensive Plan is intended to be a dynamic document that is periodically updated in response to the changing needs of the city. Requests to amend the map can be made by residents, property owners, and other interested parties. The process for amending the map is described in the Comprehensive Plan.  
The generalized depiction shown on this map was designed to be essentially correct as printed, and it is the past practice of the District of Columbia to issue additional data. Use of this map is intended to be a guide only and not a substitute for a detailed study. For any information not clearly visible on the map, the user should consult the District of Columbia government. This map may not be correct, and does not reflect any policy or guidance by the District of Columbia government.



## LEGEND

- Neighborhood Conservation Area
- Neighborhood Enhancement Area
- Land Use Change Areas
- Land Use Change Areas (Federal)
- Commercial Mixed Use Areas
- Main Street Mixed Use Corridor
- Neighborhood Commercial Centers
- Enhanced/Neighborhood Centers
- Multi-Neighborhood Centers
- Enhanced/Neighborhood Centers
- Regional Centers
- Central Employment Area
- Other Map Elements
- Federal Lands
- Central Washington
- Institutional Uses
- Parks, Federal and District-owned
- Water Bodies
- Metro Stations

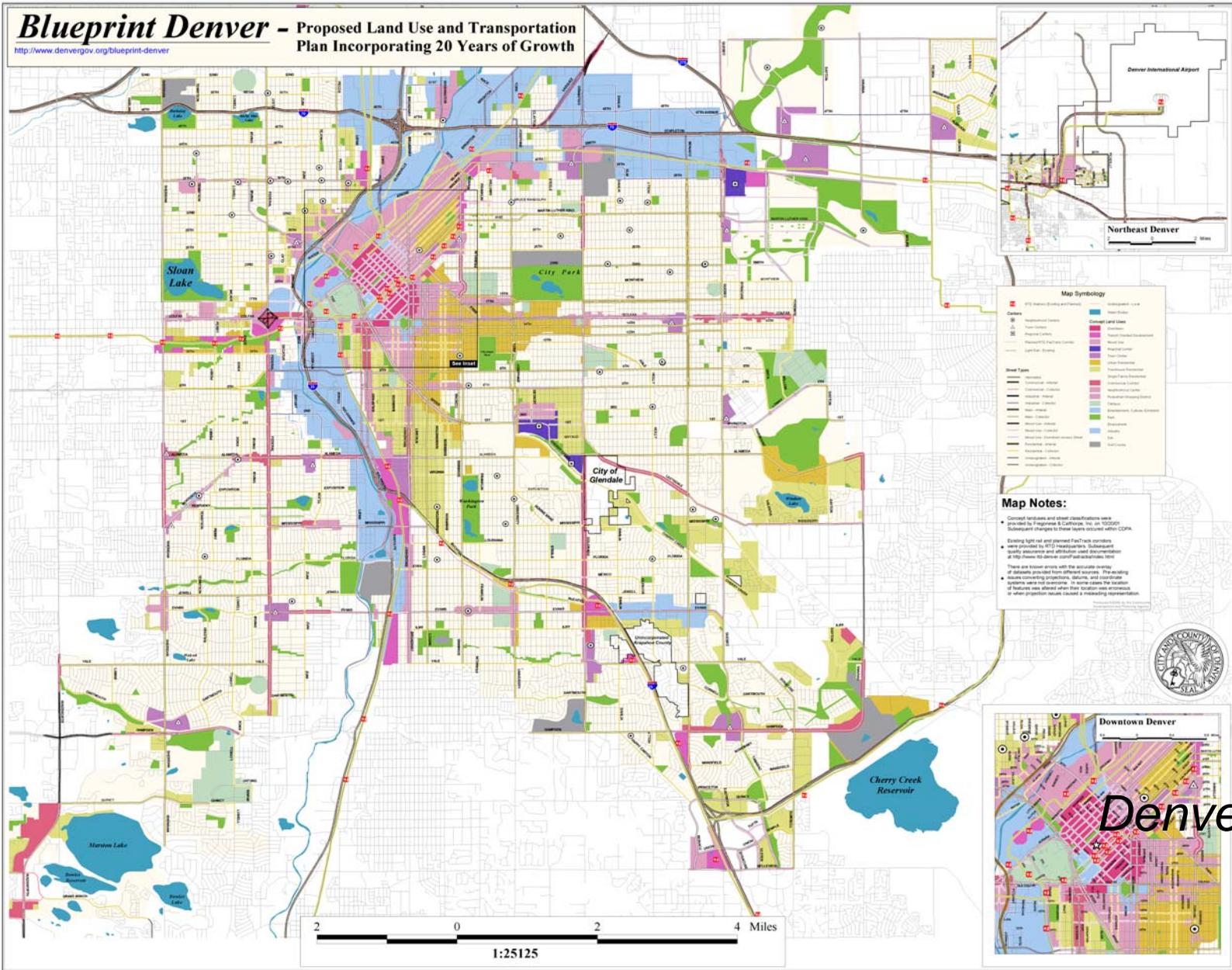


*Washington, DC  
Policy Map*



# Blueprint Denver – Proposed Land Use and Transportation Plan Incorporating 20 Years of Growth

<http://www.denvergov.org/blueprint-denver>



### Map Symbolology

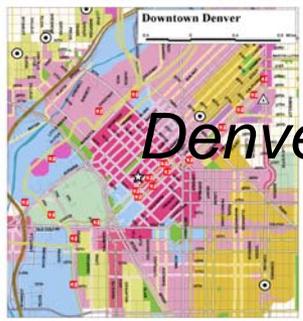
RTD Station Building and Transit	Interstate Corridor
Cemetery	Change Land Use
Street Light	Medium Density Residential
Transit Station	Transit Station
Proposed Light Rail	Transit Station
Proposed Light Rail Corridor	Transit Station
Light Rail Station	Transit Station

### Street Types

Major Arterial	Major Transit Corridor
Major Collector	Major Transit Corridor

### Map Notes:

- Concept land uses and street classifications were provided by Fugro & Carriveau, Inc. on 10/20/05. Subsequent changes to these maps occurred within CDPA.
- Existing light rail and planned FastTrack corridors are shown in yellow. Subsequent quality assessments and alignment work documentation is to be done in the coming year.
- There are broken areas with the applicable number of details provided from different sources. The existing maps concerning properties, lot lines, and boundaries of features were altered when their location was erroneous or when previous maps lacked a repeating representation.



Denver, CO



# Map Symbology



RTD Stations (Existing and Planned)

## Centers



Neighborhood Centers



Town Centers



Regional Centers



Planned RTD FasTrack Corridor



Light Rail - Existing

## Street Types



Interstates



Commercial - Arterial



Commercial - Collector



Industrial - Arterial



Industrial - Collector



Main - Arterial



Main - Collector



Mixed Use - Arterial



Mixed Use - Collector



Mixed Use - Downtown Access Street



Residential - Arterial



Residential - Collector



Undesignated - Arterial



Undesignated - Collector



Undesignated - Local



Water Bodies

## Concept Land Uses



Downtown



Transit Oriented Development



Mixed Use



Regional Center



Town Center



Urban Residential



Townhouse Residential



Single Family Residential



Commercial Corridor



Neighborhood Center



Pedestrian Shopping District



Campus



Entertainment, Cultural, Exhibition



Park



Employment



Industry



DIA



Golf Course

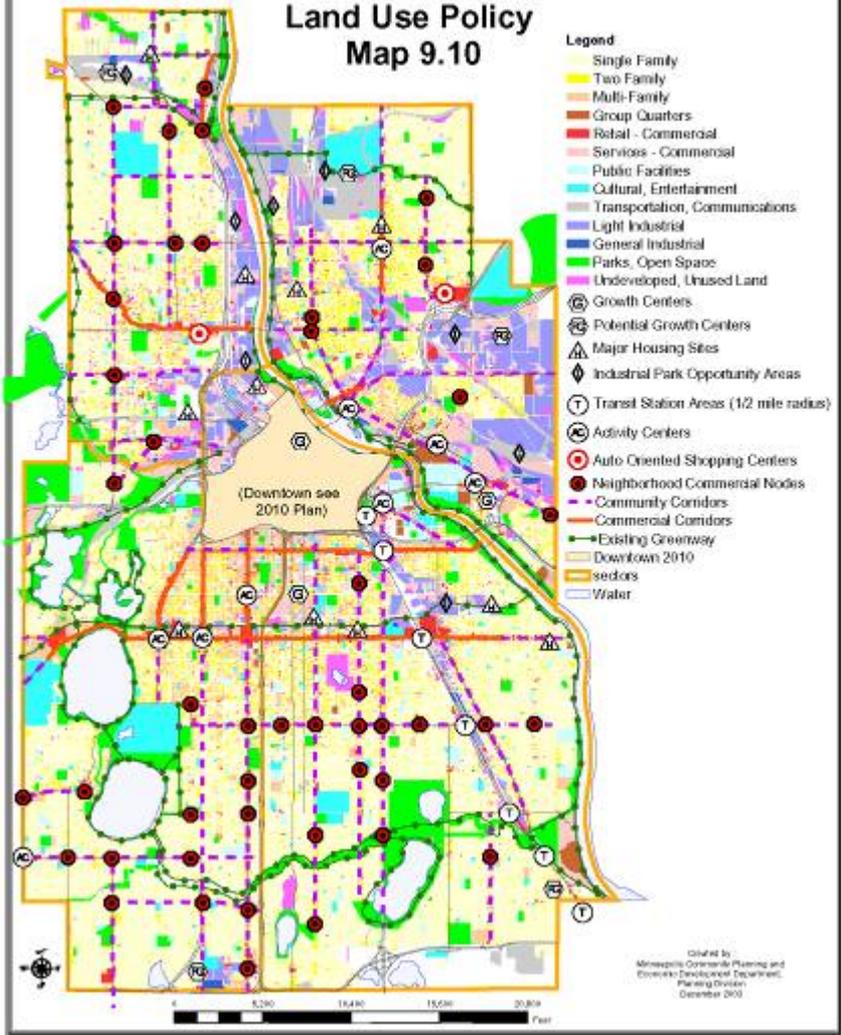
*Denver, CO*

*Map Legend*



# City of Minneapolis

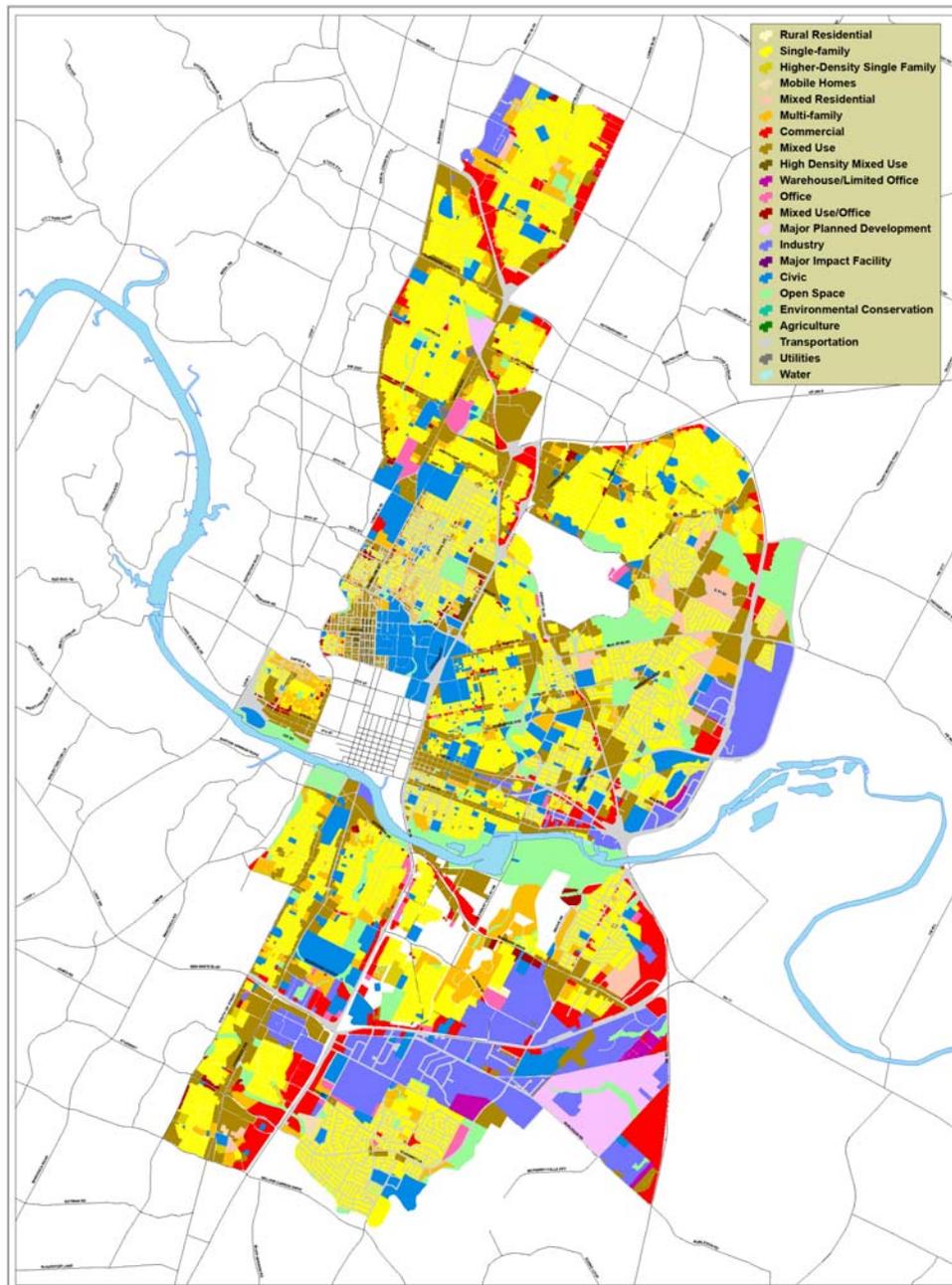
## Land Use Policy Map 9.10



- G Growth Centers
- PG Potential Growth Centers
- H Major Housing Sites
- Industrial Park Opportunity Areas
- T Transit Station Areas (1/2 mile radius)
- AC Activity Centers
- Auto Oriented Shopping Centers
- Neighborhood Commercial Nodes
- Community Corridors
- Commercial Corridors
- Existing Greenway

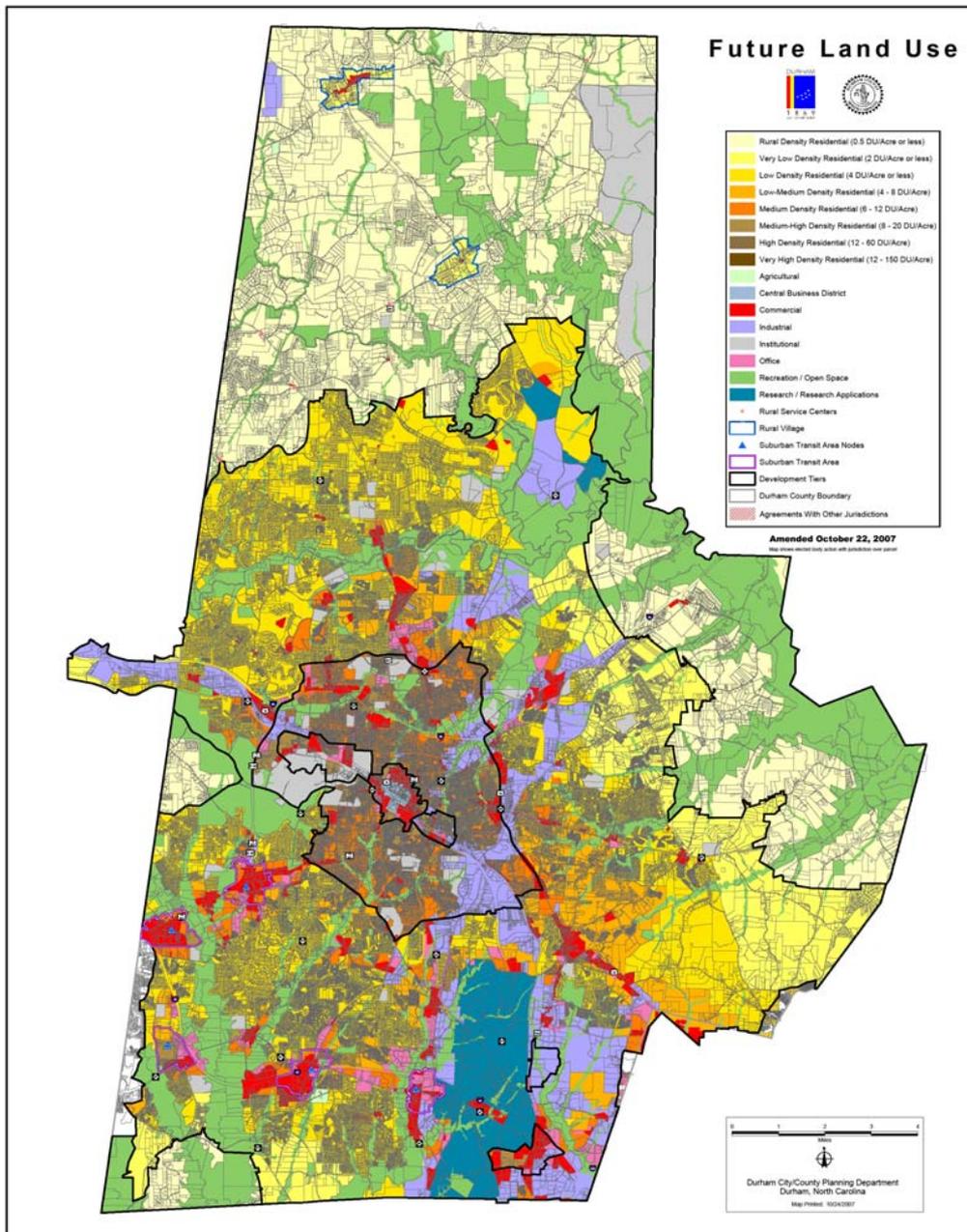
*Minneapolis, MN*





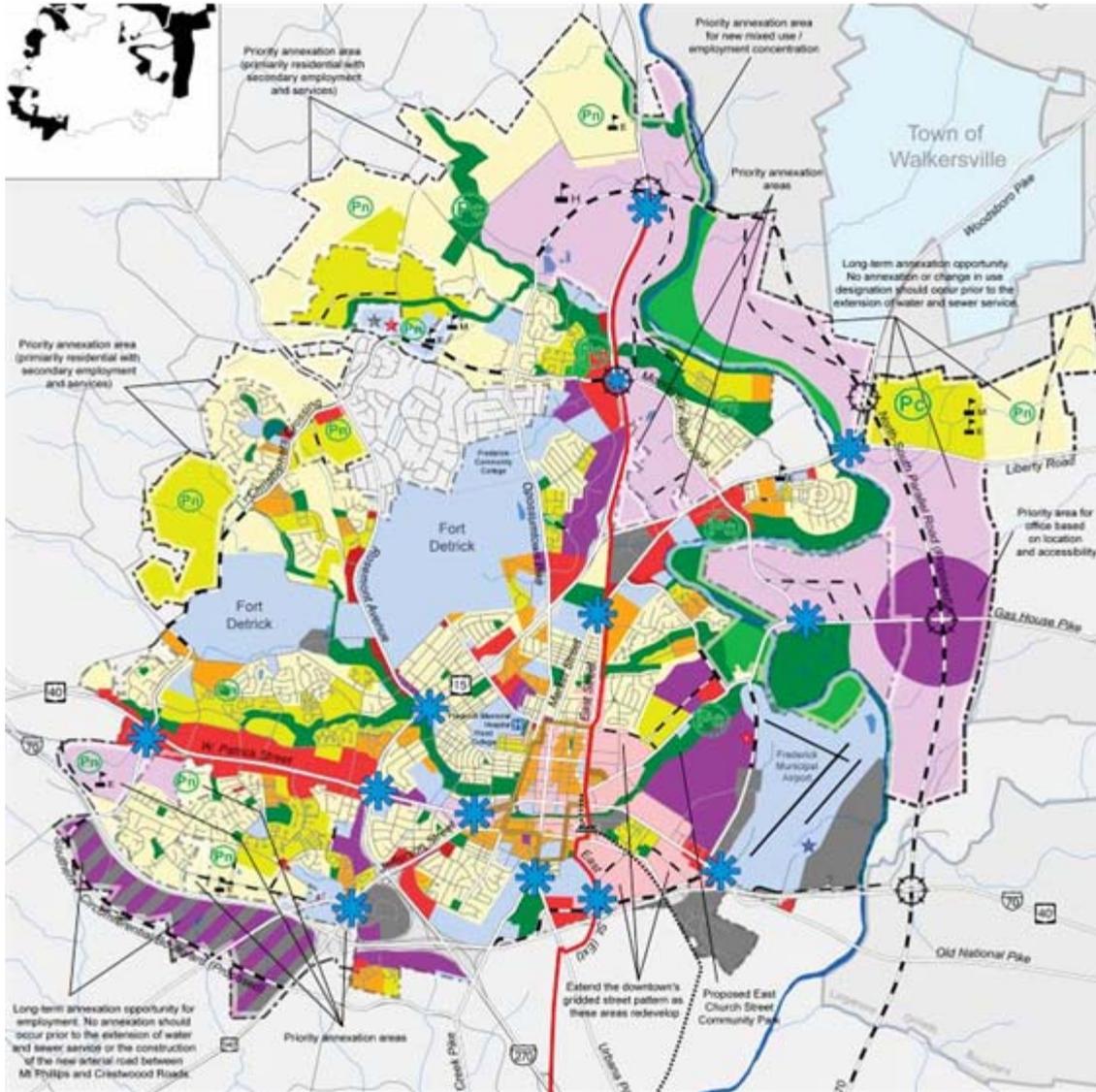
*Austin, Texas*





*Durham, NC*





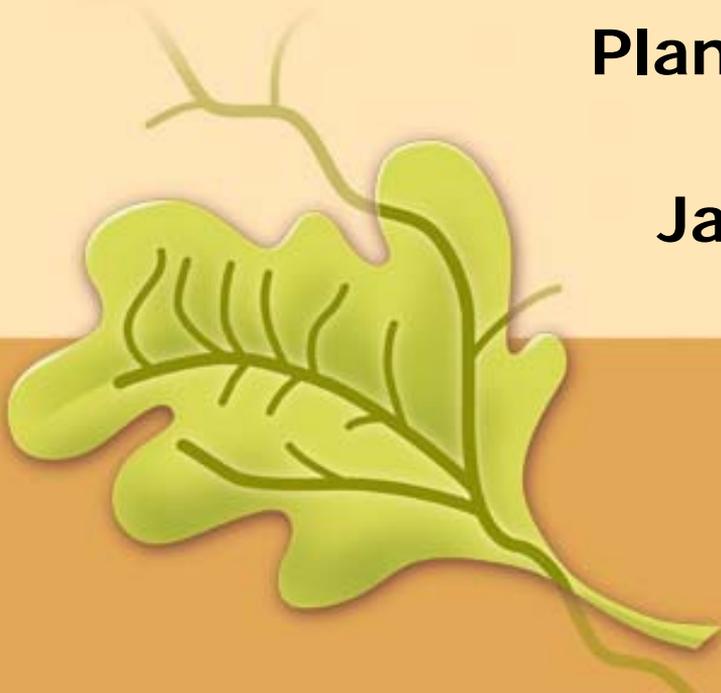
*Frederick, MD*



# Comprehensive Plan

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**PLANNING Raleigh 2030**